

## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, JULY 16, 2008

The Commission was called to order at 7:00 p.m. by Chair Gormley.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner Balde, Ganley, Kurrasch, Pratt, Schlueter and Chair Gormley.

Absent: Commissioner Trujillo.

#### 2. CONSENT CALENDAR

Commissioner Kurrasch moved acceptance of the Consent Calendar except for item 2-C. Commissioner Schlueter seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held June 18, 2008. Minutes were accepted.

\*2-B. Draft Minutes of the Board of Commissioners Regular Meeting held July 1, 2008. This report was for information only.

2-C. Budget Variance Report. Executive Director Michael Pucci stated the report is for the fiscal year ending June 30, 2008 and is un-audited. The audit should be completed September 30, 2008. Alan Olds, Finance Manager, gave a presentation of the fiscal year ending June 30, 2008. He explained Other Income as late charges, maintenance charges, HUD subsidies, and Capital Funds. In the future the HUD subsidies will be separated. Mr. Pucci explained HUD deposited \$460K in the Housing Authority's bank account because HUD shorted the agency in 2006. Mr. Olds continued with the presentation and stated \$241K in new cash was added to the Housing Authority reserves.

Chair Kurrasch asked if this number will stay the same after adjustments. Mr. Olds said the number may go up a little and described the details.

Commissioner Pratt asked if the auditors audit the income also. Mr. Olds responded affirmative and explained all the audits performed on the Housing Authority.

Commissioner Schlueter asked about the CDBG section. Mr. Olds said funds are expected for the garbage enclosures at Esperanza. Mr. Pucci said CDBG funds are considered improvements to a housing development and can also be used for certain services. Mr. Pucci said a grant must be written and submitted to Development Services who makes a determination and recommendation to the City Council. A good deal of CDBG funds goes to housing rehabilitation, not the Housing Authority.

\*2-D. Resolution Amending Housing Authority Conflict of Interest Code. Adopted a resolution to amend the Housing Authority Conflict of Interest Code to update the list designated positions to file financial disclosure statements.

\*2-E. Changing Voucher Term Extension Policy. The Housing Commission adopted a change to the Administrative Plan to allow for one automatic 30-day extension to the initial 60-day voucher term.

#### 3. AGENDA

- 3-A. Election of Officers. Commissioner Schlueter said the nominating committee met and nominated Commissioner Kurrasch as Chair and Commissioner Pratt as Vice-Chair. Commissioner Schlueter moved the Housing Commission accept the committee's nominations and elect Commissioner Arthur Kurrasch to be Chair and Commissioner Joy Pratt to be Vice Chair of the Housing Commission effectively immediately. Commissioner Pratt seconded. Motion carried unanimously.
- 3-B. Quarterly Police Report. Mr. Pucci stated this is for the quarter ending March 31, 2008. He explained that in the past complaints were received about large and very loud fireworks from the neighborhood of Parrot Village. This year notices were sent to tenants which seemed to suppress the fireworks. Positive comments were received from the neighborhood on how quiet it was during Independence Day. However, at the Esperanza complex an explosive blew up the door on the Multi-Use Center.

Commissioner Schlueter asked the total population at the complexes. Mr. Pucci responded the total tenant population is 1,400. Mr. Pucci introduced Officer Ian Summit to the Commissioners.

Officer Summit said over the last six months it has been quiet and the summer has been the quietest he has ever had. No major crimes.

Commissioner Balde asked about two thefts at Esperanza and Eagle. Officer Summit said usually it is a bicycle or car break-in, he was unsure of the specifics.

Chair Kurrasch was pleased with Officer Summit's briefing.

Commissioner Schlueter asked about summer programs for the children. Officer Summit explained the recreation center at Esperanza is open. He added that he is a visible presence at the complexes.

Chair Kurrasch thanked Officer Summit for his work. Chair Kurrasch asked if the door was replaced. Mr. Pucci replied affirmative.

This report is provided for information only.

- 3-C. Recommend Amending Contract for Auditing Services. Mr. Pucci stated a Request for Proposal (RFP) for Auditing Services was done on June 10<sup>th</sup> and three proposals were received. The RFP was based on a point system that rated each firm. The top rated firm was Wallace Rowe and Associates who has been the Housing Authority auditor for several years. Patel and Associates had minor housing authority auditing experience, the principle was not that involved, and the references were not as good. R.J. Ricciardi lacked housing authority experience and the principle was not involved.

Commissioner Pratt asked if other firms received the RFP. Alan Olds, Finance Manager, said yes. Mr. Olds said he received telephone calls with three responding.

Commissioner Schlueter asked if any Alameda firms do this work. Mr. Pucci replied no because it is specialized. Commissioner Schlueter asked if the time they spend on internal control going up or down. Mr. Pucci replied it is going up, and a discussion followed regarding the Standard Auditing Systems (SAS).

Commissioner Pratt moved recommending the Housing Commission recommend to the Board of Commissioners to approve an amendment to extend the term of the contract with Wallace Rowe and Associates from one year to five years for an amount not to exceed \$147,525 for the revised five-year term. Commissioner Gormley seconded. Motion carried unanimously.

#### 4. ORAL COMMUNICATIONS

Speaker Mercedes Bongolan, Independence Plaza Building 705 resident, spoke of a dangerous dog living at Independence Plaza. She read from sections of the Pet Policy regarding pets in the complex. She requested strict implementation of the house rules.

Speaker Ina Boyles, Independence Plaza Building 705 resident, spoke of a dangerous dog that growled and showed its teeth at her and said she is afraid to leave her apartment. She feels a dog this dangerous has no place living among them.

Speaker Shirley Koblick, Independence Plaza Building 705 resident, spoke of the resident with the dangerous dog and her encounters with her. She suggested the resident live on the first floor and the dog be muzzled for everyone's safety.

Speaker Marion Scere, Independence Plaza Building 705 resident, spoke defending her dog. She feels an eviction is unfair because no one asked for her side of the story. She loves her dog.

Speaker Patti Cummings, Independence Plaza Building 703 resident, spoke in defense of the dog and said he is friendly. She felt the dog was defending himself from objects people were putting in front of him and frightening him.

Speaker Allen Baughman, Independence Plaza Building 703 resident, spoke in defense of the dog and how much he enjoys being petted. He feels it's not fair to single out one dog and one person.

Speaker Emily Duncan, Independence Plaza Building 703 resident, spoke of the Pet Policy and spoke in defense of the dog. She said he is a charming dog.

Speaker Lee Johnson, Independence Plaza Building 703 resident, spoke in defense of the dog and said this is unfair. She feels the Pet Policy should be fair to all. She feels this is un-neighborly and uncalled for.

Chair Kurrasch thanked everyone and asked Mr. Pucci to respond to this issue at the next meeting.

Commissioner Ganley recommended tolerance and understanding from both sides.

Mr. Pucci said Norm Ng, Housing Manager, and Tanya Bursey, Managed Housing Manager, brought this issue to his attention. They had several complaints from the dog and Mr. Ng explained he had made a mistake. Mr. Ng had allowed the tenant on the third floor of Building 705 and had confused the policy. Dogs are allowed on the first floor. He and Ms. Bursey recommended a 30 day cure or quit notice, which allows 30 days for rectification, which was given to the tenant and is running. In the meantime he will look into other ways to resolve the issue. If the tenant doesn't give up the dog she would have to leave. The recommendation also holds true if the tenant would have been housed on the first floor. Chair Kurrasch asked that people report any additional information regarding this topic to Mr. Pucci and Mr. Pucci will report back at the next meeting.

Speaker Michael Torrey attended the Shinsei Gardens groundbreaking.

## 5. COMMISSIONER COMMUNICATIONS

Commissioner Ganley thanked Mr. Pucci for responding to the Commission on questions they raised at the June meeting.

Commissioner Pratt attended the Shinsei Gardens groundbreaking and felt it was nicely done and well attended.

Commissioner Gormley said the Shinsei Gardens groundbreaking was great.

Commissioner Balde said she and Chair Kurrasch were sworn in for another term on the Housing Commission and she thanked everyone. She asked Mr. Pucci about the garbage enclosures at Eagle Village and if someone could look at them and have them replaced. She mentioned her lawn is watered everyday.

Mr. Pucci distributed pictures of the Shinsei Gardens groundbreaking.

Chair Kurrasch thanked Commissioner Gormley for her hard work. He is pleased there will be 39 more units of affordable housing at Shinsei Gardens which will serve handicapped veterans.

Mr. Pucci discussed converting Esperanza from Public Housing to issuing Section 8 Vouchers. Tenant meetings will be held over the summer, there may be two meetings, which he invited the Commissioners to attend.

Chair Kurrasch thanked everyone for their attendance and contributions to the meeting.

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 8:10 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary